

The logo for EDAW | AECOM, featuring the company names in white text on a black rectangular background.

EDAW | AECOM

Fort Monmouth Reuse & Redevelopment Plan

Fort Monmouth Economic
Revitalization Planning Authority

May 16, 2007

Agenda

- ▶ Introduction
 - » EDAW Team
 - » Experience Overview
- ▶ Planning Process
 - » Key Components
 - » Project Approach
 - » Project Schedule



EDAW: Local & International



EDAW

- ▶ Largest land planning firm in the world
- ▶ 1,400 professionals, over 26 offices
- ▶ DEEP: Design, Economics, Environmental, Planning
- ▶ Extensive BRAC, DOD, & Community Planning Experience



EDAW Team

EDAW – Planning Lead

Economics Research Associates

- **Market Analysis**

Reichman Frankle

- **Public/Media Relations**

A. Nelessen Associates

- **Public Participation**

Farewell Mills Gatsch Architects

- **Historic Preservation**

Don Powers Architects

- **Community Design Architect**

STV

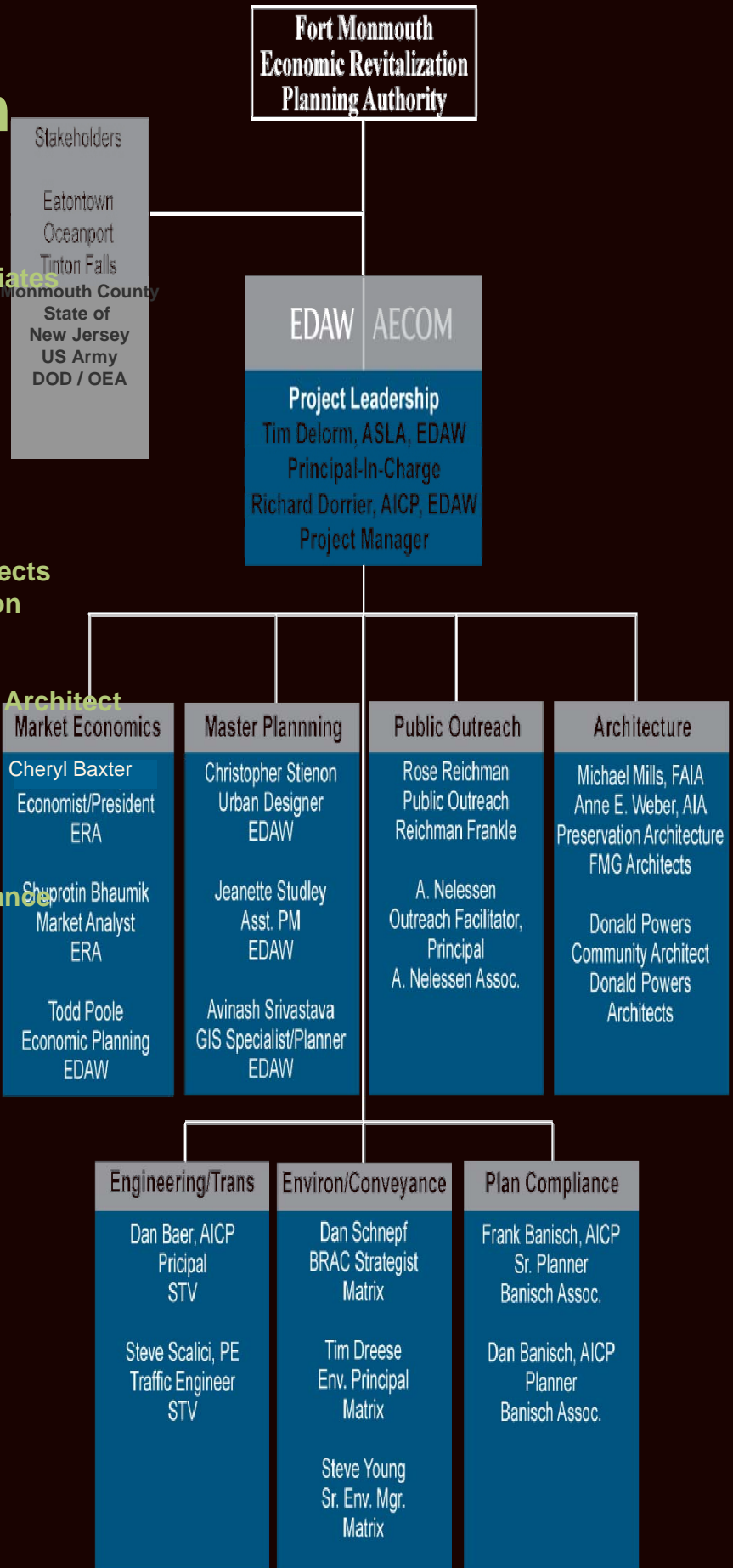
- **Engineering/Traffic**

Matrix Design Group

- **Environmental/Conveyance**

Banish Associates

- **Redevelopment Plan**

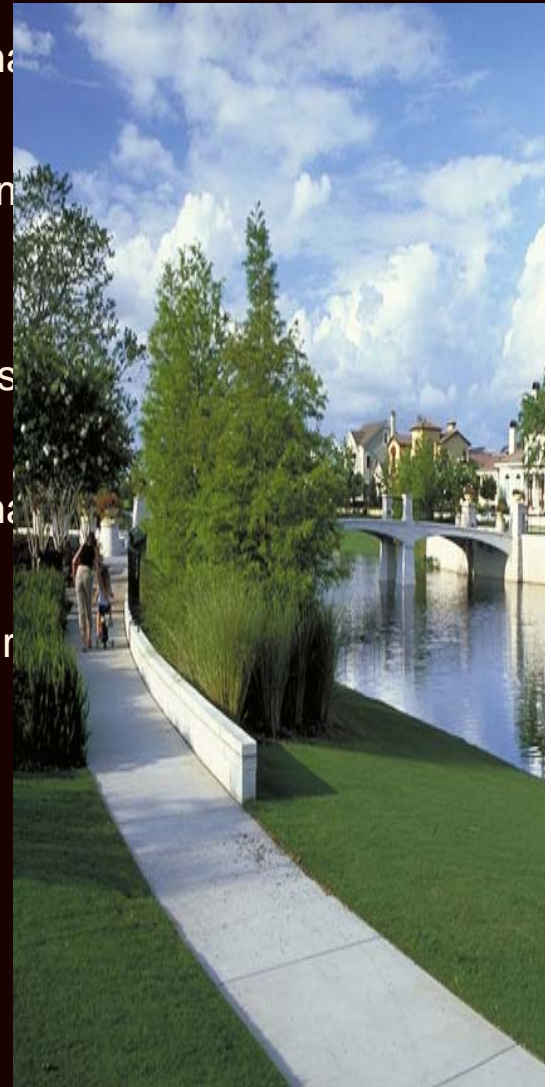


EDAW Team Base Closure Experience

- ▶ 1988
 - » 6 EDAW, 2 Matrix, 2 ERA out of 16 major closures
- ▶ 1991
 - » 12 EDAW, 5 Matrix, 3 ERA out of 26 major closures
- ▶ 1993
 - » 4 EDAW, 6 Matrix out of 28 major closures
- ▶ 1995
 - » 7 EDAW, 8 Matrix, 1 ERA out of 27 major closures
- ▶ 2005
 - » 5 Matrix, 1 ERA out of 22 major closures

Total 62 out of 119 (>50%)

- ▶ Other
 - » OEA Manual
 - » ULI Panels
 - » BRAC NEPA Experience
 - » Realignment Studies
 - » Housing Privatization
 - » European Defense Base Closures



Baldwin Park
(formerly
NTC Orlando)



**McClellan Park Fire Training Center
Sacramento, CA**



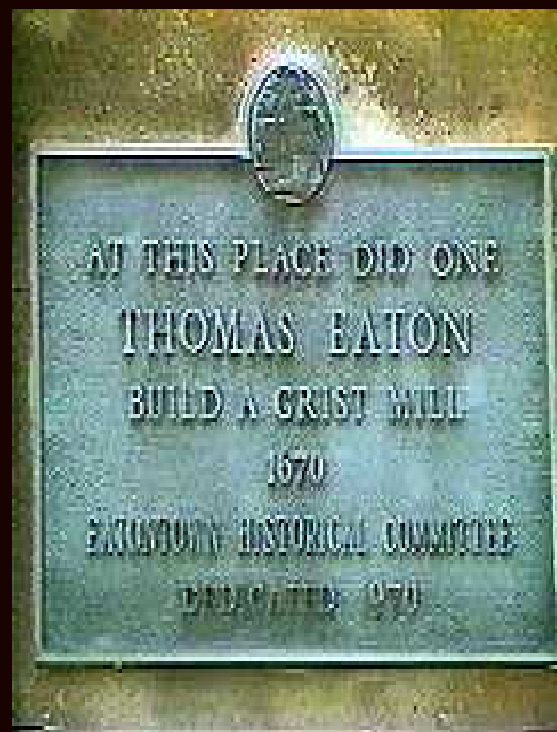
**Myrtle Beach AFB Public Golf
Course
Myrtle Beach, SC**



**Festival Parade Ground
Governors Island, NY**



**Philadelphia Navy Yard Reuse Plan
Philadelphia, PA**



Planning Process: Purpose

► To develop a reuse plan that meets community, municipal, societal and land owner needs and creates a flexible framework for sustainable redevelopment.

“Most societies want to achieve economic development to improve standards of living for all people, now and for future generations. They also seek to protect and enhance their environment, now and for their children. Sustainable development tries to reconcile these objectives.”

Planning Process: Key Work Components

- ▶ Public Participation
 - » Stakeholder Interviews
 - » Public Meetings & Workshops
 - » FMERPA Advisory Committee Meetings
 - » FMERPA Board Meetings
- ▶ Development of Reuse Strategies
- ▶ Transportation Analysis/Plan
- ▶ Economic Revitalization Study

Public Participation: The Key to Our Approach

- ▶ Objectives
 - » Proactive, organized effort
 - » Create broad awareness
 - » Multiple opportunities for public input
 - » Build Vision Consensus
- ▶ Public Outreach Tools
 - » Web page/Website
 - » Project newsletter/fact sheet
 - » Press release program
 - » Public notices, ads, newspaper inserts
 - » Visual Preference Survey



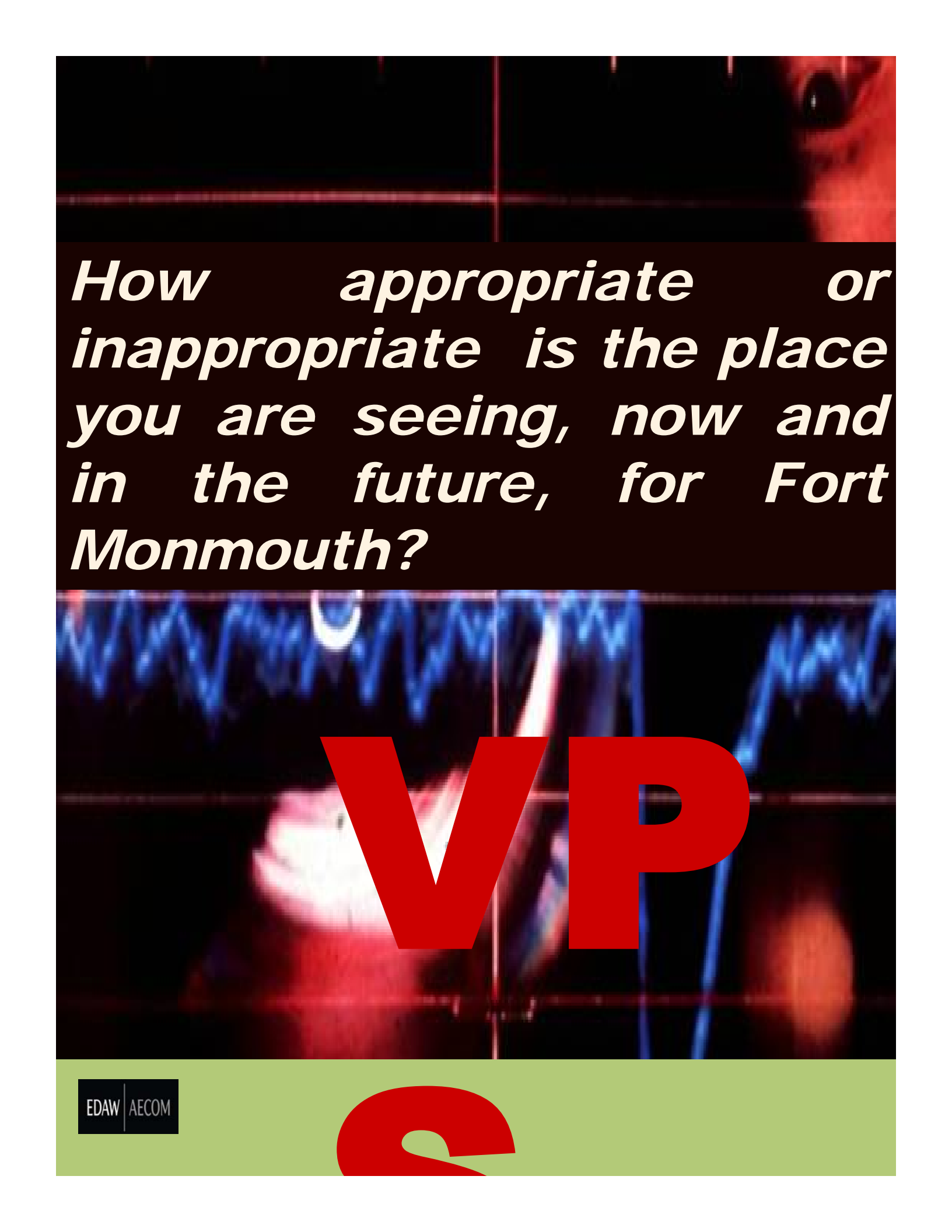
Public Participation; Key Dates to Remember

- ▶ TBD by June 12th – Stakeholder Interviews
- ▶ June 5th – Media Breakfast
- ▶ June 12th – Combined Municipal Workshop
- ▶ TBD By July 30th – Individual Municipal Planning Workshops



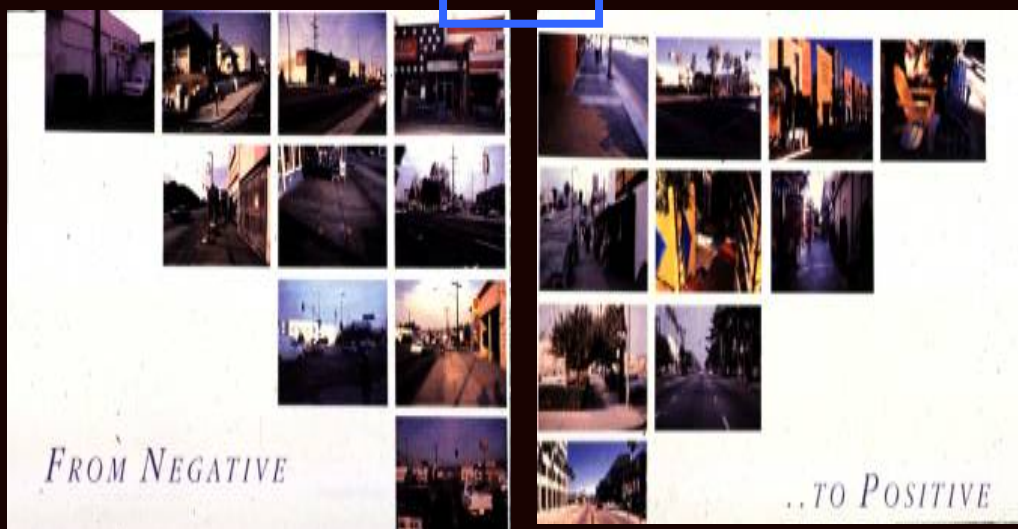
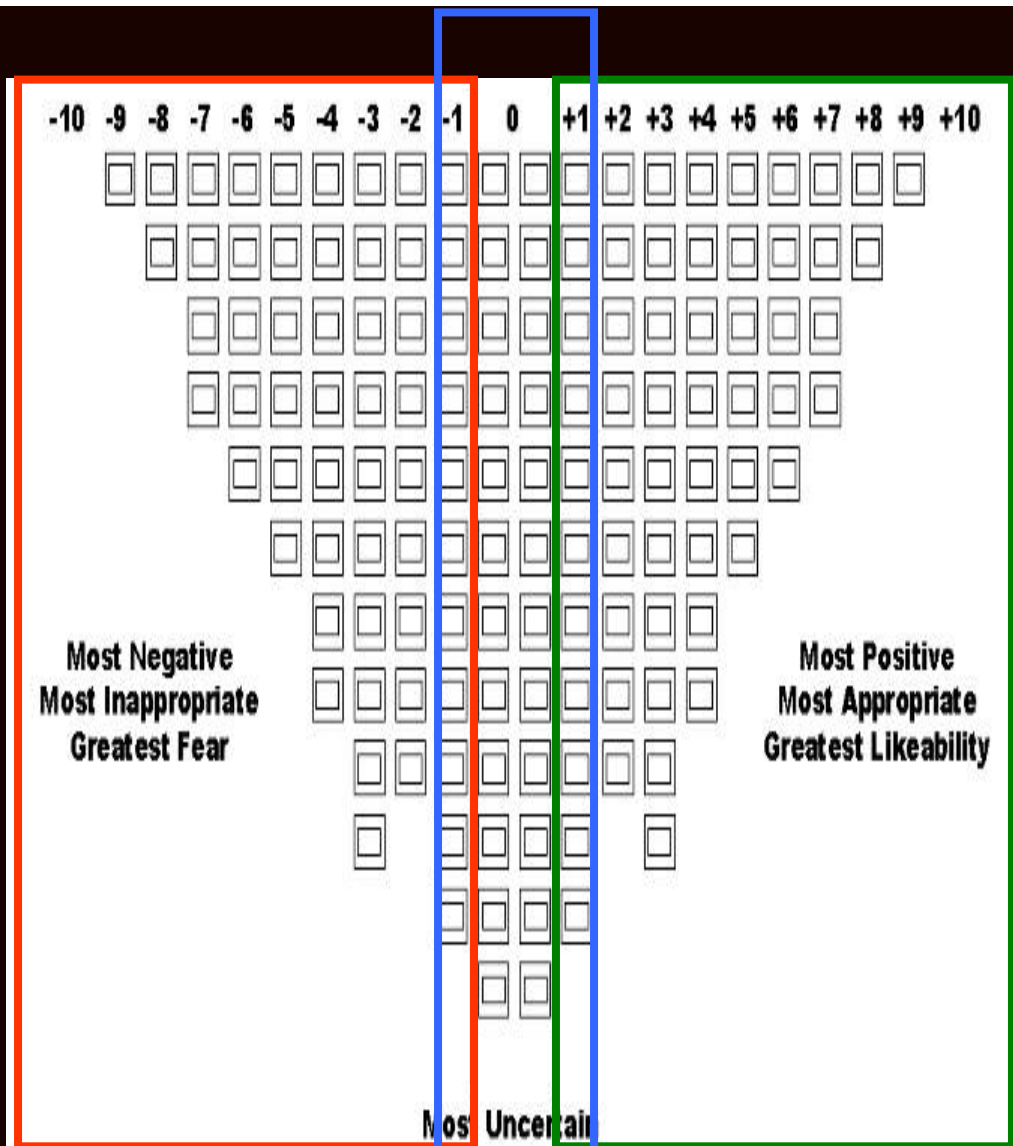


PLANNING and **Urban** **design** PUBLIC PARTICIPATION



How appropriate or inappropriate is the place you are seeing, now and in the future, for Fort Monmouth?

VP



Questionnaire

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WRITE ID NUMBER HERE

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NAME

SUBJECT

HOUR

SCANTRON FORM NO.

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ID

June 2001

Seat Pleasant/Capitol Heights/Ward 7 of DC Quality Community Survey

Demographic, Market, & Policy Questionnaire

Thank you for spending the time to participate in this Quality Community Survey. This project is unique in that it encompasses Seat Pleasant and Capitol Heights in Prince George's County and Ward 7 in the District of Columbia. This survey builds on the important work that has been done by the Eastside Village Communities along the Eastern Avenue and Southern Avenue corridors. Your responses will be invaluable in the preparation of preliminary planning and design recommendations to make the study area a better place to live. The Quality Community Survey and this Demographic, Market, and Policy Questionnaire have been developed specifically for this study.

This survey is intended to gauge citizens' perceptions and preferences, and to test physical planning concepts. Using this process, your perceptions and impressions on current conditions and future options can be measured. When combined with the responses from your friends and neighbors, a preliminary consensus vision will emerge. We call it "Design by Democracy." We will analyze visual/spatial patterns, development standards, and economic, development, and market opportunities. This data will be used to prepare additional recommendations for a Specific Plan and future zoning regulations. Because of the limited budget and time, this survey provides a "first vision". Hopefully this can be used to guide the many decisions that will be made in the future.

Both the questionnaire and response form for the visuals have a matched identification ID number to make sure both the visuals and the questionnaire are properly matched and recorded.

Please mark your answers to the written questionnaire on the **RED FORM** not on this sheet. Please mark only **one** answer that most closely reflects your opinion. It is not necessary to put your name on the form.

Again, thank you for your valuable input to help determine the future of Seat Pleasant and Capitol Heights in Prince George's County and Ward 7 in the District of Columbia.

Seat Pleasant/Capitol Heights/Ward 7 of DC - Quality Community Survey Questionnaire
A. Newman Associates, Inc. - Prince George, VA - 703/201-8022-2001
Sponsored by BTA, District of Columbia, and Prince George's County of Prince George's County

Development of Reuse Strategies: Planning for a Bright Future

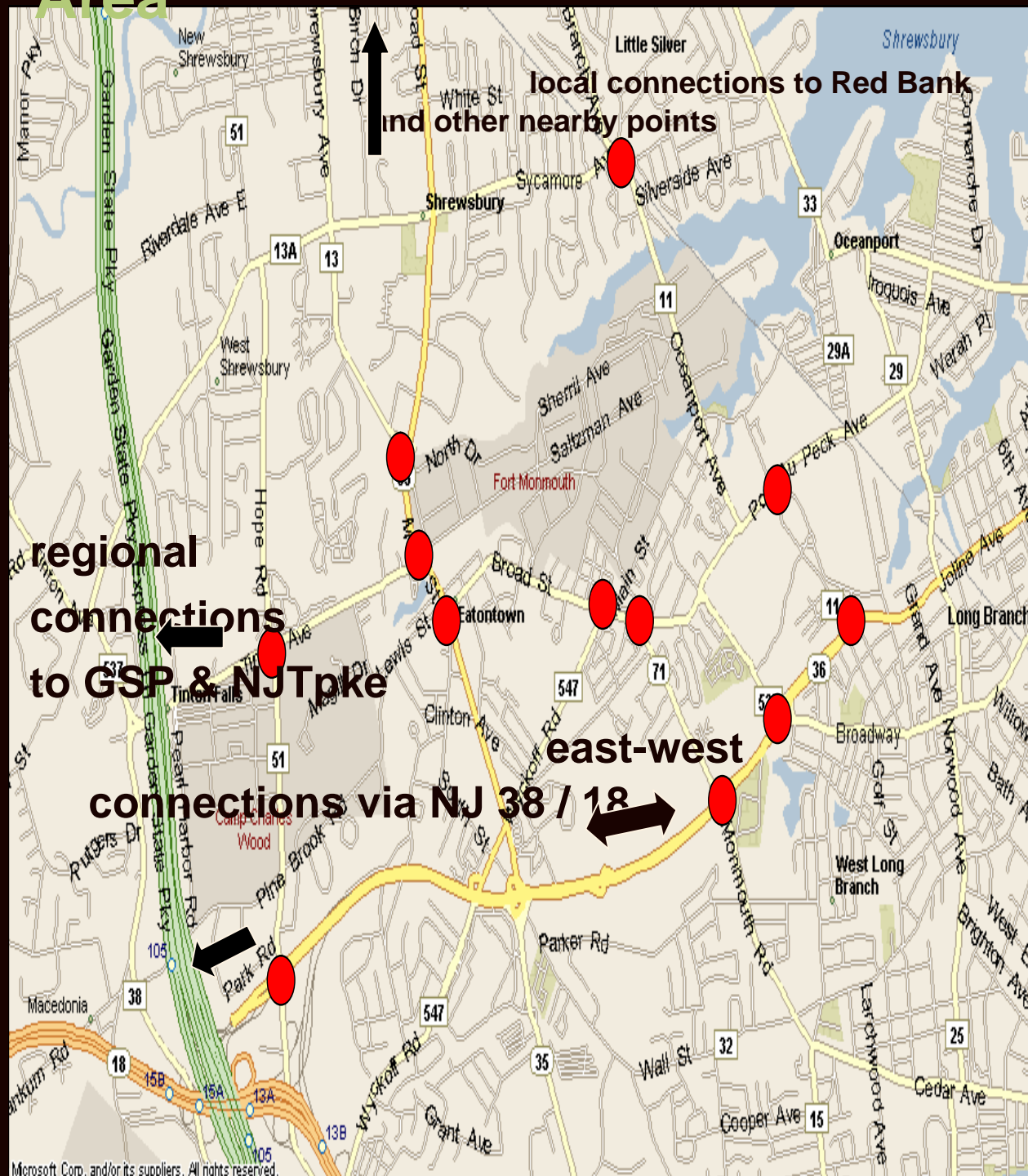
The Fort Monmouth Reuse Planning Process will consider

- ▶ Places for Learning
- ▶ Places for Culture & Community
- ▶ Places for Recreation
- ▶ Places for All People to Live
- ▶ Special Places in Unique Environments
- ▶ Places for Jobs & Business

Historic Resources / Adaptive Use Issues



Transportation – Traffic Study Area



Key Redevelopment Issues

Must create a win-win-win by appropriately positioning the property for redevelopment

- » **Community seeks triple bottom line:**
 - › Socio-economic return;
 - › Environmental enhancement;
 - › Quality ratable value creation.
- » **Army seeks:**
 - › Quick disposition, liability mitigation, rapid reuse, environmental stewardship, financial return and partnering opportunities
- » **State and local jurisdictions seek:**
 - › standards compliance, improved tax base, infrastructure systems integration and environmental compliance

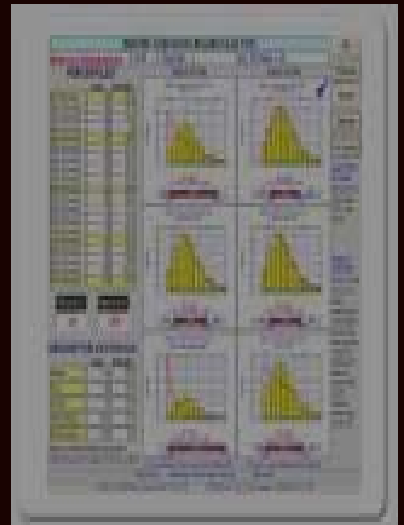
Regional & Economic Market Analysis ERA

- ▶ Data Collection and Analysis
- ▶ Demographic and Land-Use Analysis
- ▶ Public-Leveraged Opportunity: Unique Prospects
- ▶ Fiscal and Economic Implications of Redevelopment
- ▶ Evaluation of a Variety of Housing Opportunities
- ▶ Examination of Emerging Markets/Industries

Economic Revitalization Study EDAW

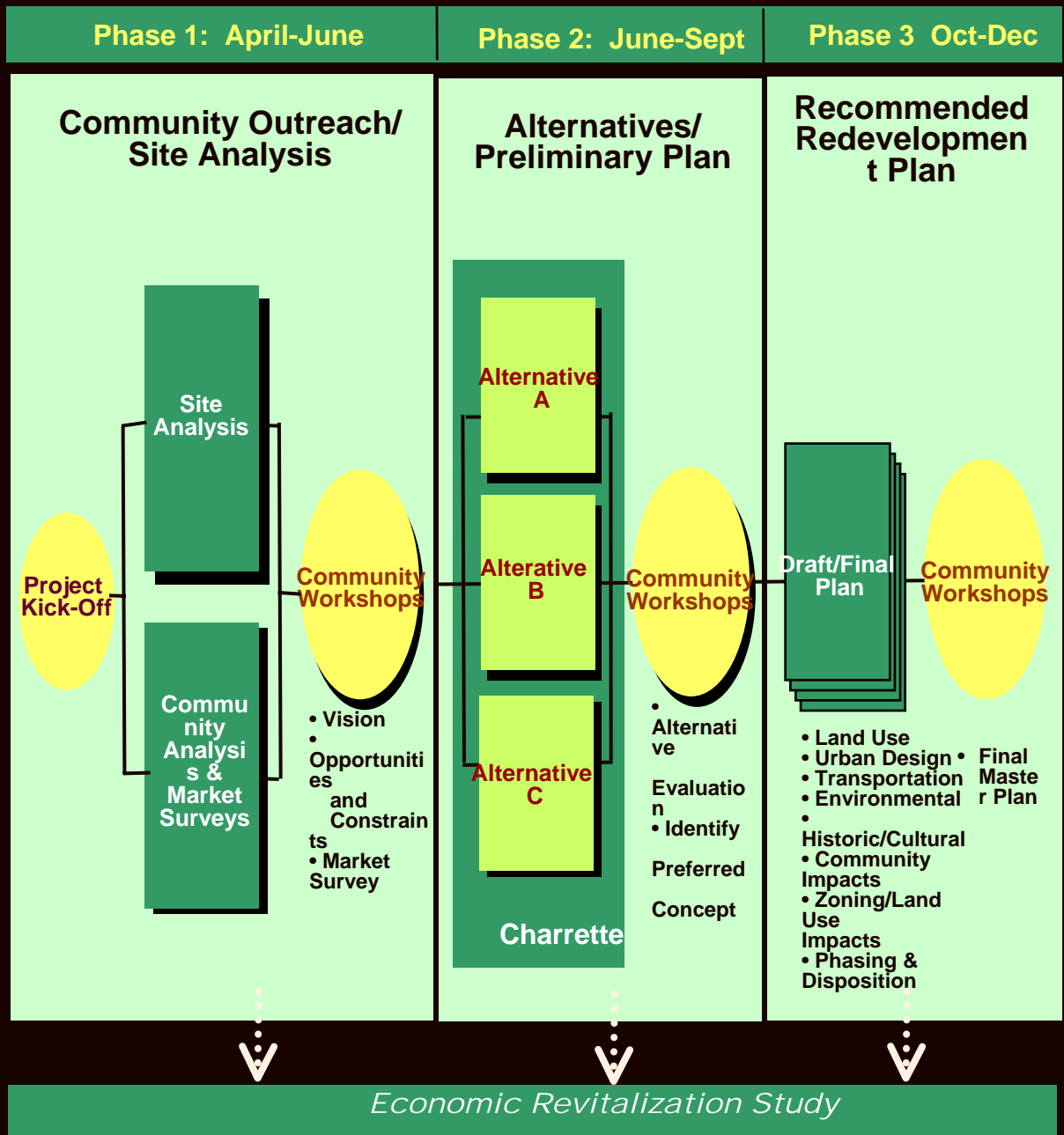
Sequentially Structured Approach:

- ▶ Evaluation of Civilian Personnel & Vendors
- ▶ Examination of Long-Term Industry Prospects
- ▶ Prospective Impacts on Existing Employees
- ▶ Industry Recruitment Strategy
- ▶ Feasibility of Tax Base Revenue Sharing





Project Approach



Project Schedule

		May	June	July	August	September	October	November	December
Redevelopment Plan									
1.0	Project Initiation								
2.0	Regional Economic Profile and Market Analysis								
3.0	Fort Monmouth Facilities Assessment								
4.0	Transportation and Traffic Study								
5.0	Regional and Community Goals and Objectives								
6.0	Reuse/Redevelopment Alternatives								
7.0	Recommended Redevelopment Plan								
8.0	NJ Statutory Requirements Review								
9.0	Redevelopment Plan Implementation Strategy								
Economic Revitalization Study									
1.0	Civilian Workforce Audit								
2.0	Contractor/Vendor Audit								
3.0	Economic Development Analysis								
4.0	Employment Analysis								
5.0	Business Attraction Strategy								
6.0	Labor Force Training Strategy								
7.0	Funding Sources Analysis								
8.0	Tax Base Analysis								
Deliverables									
	Preliminary Redevelopment Plan								
	Draft Transportation & Traffic Study								
	Draft Economic Revitalization Study								
	Final Transportation & Traffic Study								
	Final Economic Revitalization Study								
	Draft Redevelopment Plan								
	Final Redevelopment Plan								
Community Engagement									
	Initial Community Workshop								
	Community Charrettes								
	Draft Plan Presentations								
	Final Plan Presentations								
	Planning Authority Meetings								



The true vision of what Fort Monmouth will become, can only come from the hearts and imagination of the community.

